



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

August 27, 2019

7:30 pm @ Community Development Department

Case #23-2019: Parcel 8-B-6200

Applicant – Comrock, LLC

Owner - Comrock, LLC

Location – 154 Rockingham Road

Zoning District – Neighborhood Business District, Route 28 Access Management Overlay District, Wetland and Watershed Protection District (WWPD)

Variance relief is requested from **Section(s) 601.3, 601.4.6, 615.5, 702 & Appendix A-1; Sec. 601.3** to allow construction of a 3,600 sf permanent building and retaining wall in the WWPD, where the erection of any permanent buildings are not allowed in the WWPD, **Sec. 601.4.6** to allow a waste disposal system in the WWPD, where no waste disposal system may be located within any WWPD, **Sec. 615.5** to the extent necessary, to allow construction of a 3,600 sf permanent building in the Route 28 Access Management Overlay District which overlaps the WWPD, where the erection of any permanent buildings are not allowed in the WWPD, **Sec. 702 & Appendix A-1** to allow for the construction of a commercial property closer than 100' from residential zoning district without a vegetative buffer or earthen berm 50' wide provided, where a vegetative buffer or earthen berm 50' wide must be provided, which will provide screening for the residential use, if a non-residential use (building, parking area, or driveway) is proposed closer than 100' from a residential zoning district is required in the Neighborhood Business District.

Case #25-2019: Parcel 7-A-411 and 7-A-412

Applicant – Edward N. Herbert Associates, Inc.

Owner – Netherwood RE Trust; Timothy & Christina Moore Trustees

Location – 1 Netherwood Road (7-A-411) and 2 Netherwood Road (7-A-412)

Zoning District – Rural District

Variance relief is requested from **Section(s) 702 & Appendix A-1 and 703** to allow a land transfer between lots 7-A-411 and 7-A-412; Specifically for Lot 7-A-411, variance relief from **Sec. 702 & Appendix A-1** to allow for the land transfer to alter the frontage on Netherwood Road for Lot 7-A-411 to have 123.6' of frontage at 50' front setback where 175' is required, in the Rural District. Specifically for Lot 7-A-412, variance relief from **Sec. 702 & Appendix A-1** to allow the existing historic accessory building an 11' side yard setback where 30' is required, and to allow a 36.8' front yard setback where 50' is required, and variance relief from **Sec. 703** to allow the existing historic accessory building, currently located in the front yard of Lot 7-A-411, to be relocated via a property line land transfer to the front yard of Lot 7-A-412 where a detached accessory building may be erected in the rear or side yard area in conformance with the yard requirements of the district in which it is located is required, in the Rural District.

Case #26-2019: Parcel 22-L-29

Applicant – Meisner Brem Corporation

Owner – Jeffrey Wentz

Location – 73 West Shore Road

Zoning District – Residential A & Cobbetts Pond & Canobie Lake Watershed Prot. District

Variance relief is requested to allow completion of a renovated single family dwelling and a new open deck on a pre-existing non-conforming lot, with two frontages (West Shore Road and Canobie Lake) from **Section(s) 406.2, 702 & Appendix A-1; Sec. 406.2** to allow an expansion in the volume of the house from 35,000 cu/ft to 55,000 cu/ft where the ordinance does not allow an addition to result in further non-conformance, **702 & Appendix A-1** to allow a lot size of 20,389 sf where a minimum land area of 50,000 sf is required and to allow 150' of roadside frontage where 175' is required, and to allow the proposed open deck a Canobie Lake modified front setback of 32' where the existing house has 48' and 50' is required in the Residential-A District and Cobbetts Pond & Canobie Lake Watershed Protection District.

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday 8am – 4pm